

David M. Goodrich <i>GoodrichTrustee@sulmeyerlaw.com</i> Chapter 7 Trustee 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: STEPHEN W. CHIU, Debtor.	CASE NO.: 2:17-bk-21264-RK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY <i>[13127 Union Avenue, No. 105 Hawthorne, California 90250]</i>

Sale Date: May 1, 2018	Time: 2:30 p.m.
Location: Courtroom 1675, United States Bankruptcy Court, Roybal Federal Building, 255 East Temple Street, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** April 17, 2018

Description of property to be sold: Residential real property located at 13127 Union Avenue, No. 105, Hawthorne, California 90250.

Terms and conditions of sale:

The Trustee is seeking an order approving the sale ("Sale") of the Estate's right, title and interest in certain residential real property located at 13127 Union Avenue, No. 105, Hawthorne, California 90250 ("Property"), on the terms and conditions stated in the written offer titled *Residential Income Property Purchase Agreement And Joint Escrow Instructions, Seller Counter Offer No. 1 and Seller's Addendum Re Sale Of Real Estate By Chapter 7 Trustee* (collectively referred to herein as "Purchase Agreement"), attached to the Motion as **Exhibit 1**. The Sale will be free and clear of liens, claims, and interests, with certain liens, claims, and interests attaching to the sale proceeds in the same manner and priority as under applicable law. The Property is being sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations of any kind.

Proposed sale price: \$899,000.00

Overbid procedure: Please see attached Overbid Procedures.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

May 1, 2018

2:30 p.m.

Courtroom 1675

United States Bankruptcy Court, Roybal Federal Building

255 East Temple Street

Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

David M. Goodrich

Chapter 7 Trustee

Goodrichtrustee@sulmeyerlaw.com

333 South Hope Street, 35th Floor

Los Angeles, CA 90071-1406

Telephone: (213) 626-2311

Facsimile: (213) 629-4520

DATED: March 29, 2018

PROPOSED OVERBID PROCEDURES

The proposed Sale to the Buyers is subject to approval of the United States Bankruptcy Court and to qualified overbids. The Buyers have offered to purchase the Property for \$899,000.00 ("Purchase Price"), \$26,970.00 of which has been tendered, with the balance to be paid within fourteen (14) calendar days following entry of the order approving the sale of the Property. As noted above, however, the Sale of the Property is subject to overbid pursuant to the following proposed overbid procedures ("Overbid Procedures"):

1. Intent To Bid And Overbid Amount

Any party wishing to bid on the Property ("Overbidder") shall advise the Trustee of their intent to bid on the Property and the amount of their overbid (which must be at least \$10,000.00 more than the current selling price of \$899,000.00) ("Initial Overbid"), by no later than 12:00 p.m., PDT, two business days before the hearing on the motion ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline. Any Overbids subsequent to the Initial Overbid of \$909,000.00 will be in additional increments of not less than \$5,000.00, commencing with the bid amount of \$914,000.00.

2. Payment Of Deposit

Any Overbidder shall provide the Trustee with a cashier's check, payable to "David M. Goodrich, Chapter 7 Trustee of the Bankruptcy Estate of Stephen W. Chiu" in the amount of \$10,000.00 ("Deposit"). The Deposit must be delivered so that it is received by the Trustee (whose name and address is set forth on the upper left corner of the first page of this Motion) by no later than the Overbid Deadline.

In the event of any Overbid, the \$10,000.00 deposit from the Buyers or successful Overbidder shall serve as the Deposit for the Buyers or any successful Overbidder. The party that is not deemed the "Winning Bidder," as that phrase is defined below, shall have its deposit refunded to him/her/it.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

3. Evidence Of Financial Ability To Perform

Any Overbidder must provide the Trustee with evidence of the proposed Overbidder's financial ability to pay the full amount of the Overbid so that such evidence is received by the Trustee no later than the Overbid Deadline.

4. Auction

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid. As stated previously, the Initial Overbid will be in the amount of \$909,000.00 and any subsequent overbids will be in increments of \$5,000.00.

The Trustee will request authority to sell the Property to the bidder with the highest Overbid ("Winning Bidder"), and for authority to sell the Property to the next highest bidder if the Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on the same terms and conditions as the Purchase Agreement.

Subject to Court approval, the Trustee will allow overbidders to attend the auction by telephone. Overbidders are encouraged, however, to attend the auction in person.

5. Tender Of Balance Of Purchase Price

The Winning Bidder's Deposit shall be applied towards the total purchase price. The Winning Bidder must tender the balance of the total purchase price to the Trustee via cashier's check within fourteen (14) calendar days following entry of the order approving the sale of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to the Trustee.

6. Agreement To Terms And Overbid Procedures

Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's agreement with these proposed Overbid Procedures and the terms of sale of the Property discussed in the motion.

1 David M. Goodrich
2 *goodrichtrustee@sulmeyerlaw.com*
3 Chapter 7 Trustee
4 333 South Hope Street, Thirty-Fifth Floor
5 Los Angeles, California 90071-1406
6 Telephone: 213.626.2311
7 Facsimile: 213.629.4520

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 STEPHEN W. CHIU,
13 Debtor.

Case No. 2:17-bk-21264-RK

Chapter 7

**CHAPTER 7 TRUSTEE'S NOTICE OF
HEARING RE:**

**MOTION FOR ORDER: (1) AUTHORIZING
SALE OF 13127 UNION AVENUE, NO. 105,
HAWTHORNE, CALIFORNIA 90250, FREE
AND CLEAR OF LIENS, CLAIMS, AND
INTERESTS; (2) APPROVING PROPOSED
OVERBID PROCEDURES; (3)
DETERMINING THAT BUYERS ARE GOOD
FAITH PURCHASERS; (4) AUTHORIZING
PAYMENT OF COSTS OF SALE FROM
ESCROW; AND (5) WAIVING THE
FOURTEEN (14) DAY STAY PRESCRIBED
BY RULE 6004(H) OF THE FEDERAL RULES
OF BANKRUPTCY PROCEDURE**

DATE: May 1, 2018

TIME: 2:30 p.m.

PLACE: Courtroom 1675

United States Bankruptcy Court
Roybal Federal Building
255 East Temple Street
Los Angeles, California 90012

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1 **TO THE OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTOR; THE**
2 **DEBTOR'S COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL**
3 **BUYER(S):**

4 **PLEASE TAKE NOTICE** that on May 1, 2018 at 2:30 p.m., or as soon thereafter as the
5 matter may be heard, the Court will conduct a hearing ("Hearing") in the above-captioned Court
6 on *Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of 13127 Union Avenue, No. 105,*
7 *Hawthorne, California 90250, Free And Clear Of Liens, Claims, And Interests; (2) Approving*
8 *Proposed Overbid Procedures; (3) Determining That Buyers Are Good Faith Purchasers; (4)*
9 *Authorizing Payment Of Costs Of Sale From Escrow; And (5) Waiving The Fourteen (14) Day*
10 *Stay Prescribed By Rule 6004(h) Of The Federal Rules Of Bankruptcy Procedure; Memorandum*
11 *Of Points And Authorities; Declarations Of David M. Goodrich, Michael Vaughan, And Jan*
12 *Neiman Of Neiman Realty, Inc. In Support Thereof* ("Motion"), filed by David M. Goodrich, the
13 duly qualified, appointed, and acting Chapter 7 Trustee ("Trustee") of the bankruptcy estate
14 ("Estate") of the above-captioned Debtor ("Debtor").

15 **PLEASE TAKE FURTHER NOTICE** that through the Motion, the Trustee seeks an
16 order approving the sale ("Sale") of the Estate's right, title and interest in certain residential real
17 property located at 13127 Union Avenue, No. 105, Hawthorne, California 90250 ("Property"), on
18 the terms and conditions stated in the written offer titled *Residential Income Property Purchase*
19 *Agreement And Joint Escrow Instructions, Seller Counter Offer No. 1 and Seller's Addendum Re*
20 *Sale Of Real Estate By Chapter 7 Trustee* (collectively referred to herein as "Purchase
21 Agreement"), attached hereto as **Exhibit 1**, and incorporated herein by reference, to Michael
22 Vaughan and Patricia Vaughan ("Buyers"), for \$899,000.00 ("Purchase Price"), cash, or to any
23 person or entity who appears at the hearing on the Motion and submits a higher acceptable bid in
24 accordance with the Trustee's proposed overbid procedures.

25 **PLEASE TAKE FURTHER NOTICE** that as part of the Motion, the Trustee seeks an
26 order approving the Sale free and clear of certain liens, claims, and interests, with said liens,
27 claims, and interests to attach to the sales proceeds in the same manner and priority as under
28

1 applicable law. The Property is being sold on an “as is, where is” basis, with no warranties,
2 recourse, contingencies, or representations of any kind.

3 **PLEASE TAKE FURTHER NOTICE** that the Trustee also seeks an order (i) confirming
4 the Sale to the Buyers or to the highest bidder appearing at the hearing and to approve the
5 Trustee's proposed overbid procedures; (ii) determining that the Buyers or the successful bidder
6 is/are entitled to 11 U.S.C. § 363(m) protection; and (iii) waiving the fourteen (14) day stay
7 prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure.

8 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the Trustee
9 proposes the following **OVERBID PROCEDURES** for the purchase of the Property:

10 **PROPOSED OVERBID PROCEDURES**

11 The proposed Sale to the Buyers is subject to approval of the United States Bankruptcy
12 Court and to qualified overbids. The Buyers have offered to purchase the Property for
13 \$899,000.00 (“Purchase Price”), \$26,970.00 of which has been tendered, with the balance to be
14 paid within fourteen (14) calendar days following entry of the order approving the sale of the
15 Property. As noted above, however, the sale of the Property is subject to overbid pursuant to the
16 following proposed overbid procedures (“Overbid Procedures”):

17 **1. Intent To Bid And Overbid Amount**

18 Any party wishing to bid on the Property (“Overbidder”) shall advise the Trustee of their
19 intent to bid on the Property and the amount of their overbid (which must be at least \$10,000.00
20 more than the current selling price of \$899,000.00) (“Initial Overbid”), by no later than 12:00
21 p.m., PDT, two business days before the hearing on the motion (“Overbid Deadline”). In his
22 absolute and sole discretion, the Trustee shall have the right to accept additional overbids
23 submitted prior to the hearing but after the Overbid Deadline. Any Overbids subsequent to the
24 Initial Overbid of \$909,000.00 will be in additional increments of not less than \$5,000.00,
25 commencing with the bid amount of \$914,000.00.

26 **2. Payment Of Deposit**

27 Any Overbidder shall provide the Trustee with a cashier’s check, payable to “David M.
28 Goodrich, Chapter 7 Trustee of the Bankruptcy Estate of Stephen W. Chiu” in the amount of

1 \$10,000.00 ("Deposit"). The Deposit must be delivered so that it is received by the Trustee
2 (whose name and address is set forth on the upper left corner of the first page of this Notice) by no
3 later than the Overbid Deadline.

4 In the event of any Overbid, the \$10,000.00 deposit from the Buyers or successful
5 Overbidder shall serve as the Deposit for the Buyers or any successful Overbidder. The party that
6 is not deemed the "Winning Bidder," at that phrase is defined below, shall have their deposit
7 refunded to them.

8 **3. Evidence Of Financial Ability To Perform**

9 Any Overbidder must provide the Trustee with evidence of the proposed Overbidder's
10 financial ability to pay the full amount of the Overbid so that such evidence is received by the
11 Trustee no later than the Overbid Deadline.

12 **4. Auction**

13 All parties who have submitted timely bids and otherwise satisfied the foregoing
14 requirements will be able to participate in an auction to be conducted at the hearing on the Motion
15 as is necessary in order to increase their bid. As stated previously, the Initial Overbid will be in
16 the amount of \$909,000.00 and any subsequent overbids will be in increments of \$5,000.00.

17 The Trustee will request authority to sell the Property to the bidder with the highest
18 Overbid ("Winning Bidder"), and for authority to sell the Property to the next highest bidder if the
19 Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on
20 the same terms and conditions of the Purchase Agreement.

21 Subject to Court approval, the Trustee will allow overbidders to attend the auction by
22 telephone. Overbidders are encouraged, however, to attend the auction in person.

23 **5. Tender Of Balance Of Purchase Price**

24 The Winning Bidder's Deposit shall be applied towards the total purchase price. The
25 Winning Bidder must tender the balance of the total purchase price to the Trustee via cashier's
26 check within fourteen (14) calendar days following entry of the order approving the sale of the
27 Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the
28

1 purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to
2 the Trustee.

3 **6. Agreement To Terms And Overbid Procedures**

4 Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's
5 agreement with these proposed overbid procedures and the terms of sale of the Property discussed
6 herein.

7 **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C. §
8 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds that, based
9 on the Trustee's sound business justification, the Trustee believes the sale of the Property as set
10 forth herein is in the best interests of the Estate. After solicitation of offers for the Property over
11 the past few months, the current offer from the Buyers is the best viable offer received to date.
12 Moreover, the Overbid Procedures provide a process by which the Trustee could secure a higher
13 price for the Property.

14 **PLEASE TAKE FURTHER NOTICE** that any response to the Motion must conform
15 with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less than 14
16 days prior to the above hearing date, and must be served no less than 14 days prior to the above
17 hearing date on the Trustee's counsel at the address noted in the top left corner of the first page of
18 this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h), the failure to timely file and serve an
19 opposition to the Motion may be deemed by the Court to be consent to the relief requested in the
20 Motion.

21 DATED: March 29, 2018

22
23 By: /s/ David M. Goodrich

24 David M. Goodrich

25 Chapter 7 Trustee
26
27
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 950
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): Chapter 7 Trustee's Notice of Hearing Re: Motion for Order: (1) Authorizing Sale of 13 127 Union Avenue, No. 105, Hawthorne, California 90250, Free and Clear of Liens, Claims, and Interests; (2) Approving Proposed Overbid Procedures; (3) Determining that Buyers are Good Faith Purchasers; (4) Authorizing Payment of Costs of Sale from Escrow; (5) Authorizing Payment of the Debtor's Homestead Exemption from the Sale Proceeds; and (6) Waiving the Fourteen (14) Day Stay Prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) March 29, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) March 29, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) March 29, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Served by Overnight Delivery

Honorable Robert N. Kwan
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1682 / Courtroom 1675
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

3/29/2018 Victoria Rosales
Date Printed Name

Victoria Rosales
Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Christie Cronenweth cronenwethlaw@yahoo.com
Howard M Ehrenberg hehrenberg@sulmeyerlaw.com,
hehrenberg@ecf.inforuptcy.com;mviramontes@ecf.inforuptcy.com
David M Goodrich (TR) dgoodrich@wgllp.com,
c143@ecfcbis.com;dgoodrich11@ecf.epiqsystems.com;lrobes@wgllp.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL:

Stephen W. Chiu
13127 Union Avenue, Unit 105
Hawthorne, CA 90250-1863

Jan Neiman
Neiman Real Estate
14205 Collins St.
Sherman Oaks, CA 91401

Aes/pheaafn
Attn: Bankruptcy
PO Box 2461
Harrisburg, PA 17105-2461

American Education Services
PO Box 8183
Harrisburg, PA 17105-8183

American Express Centurion Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

Amex
Correspondence
PO Box 981540
El Paso, TX 79998-1540

Bank of America
Nc4-105-03-14
PO Box 26012
Greensboro, NC 27420-6012

Bank of America, N.A.
PO Box 31785
Tampa, FL 33631-3785

Bank of America, N.A.
PO Box 982284
El Paso, TX 79998-2284

Barclays Bank Delaware
100 S West St.
Wilmington, DE 19801-5015

Capital One
Attn: Bankruptcy
PO Box 30253
Salt Lake City, UT 84130-0253

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Chase Card
Attn: Correspondence Dept.
PO Box 15298
Wilmington, DE 19850-5298

Citicards Cbna
Citicorp Credit Svc/Centralized Bankrupt
PO Box 790040
Saint Louis, MO 63179-0040

Discover Bank
Discover Products Inc.
PO Box 3025
New Albany, OH 43054-3025

Discover Financial
PO Box 3025
New Albany, OH 43054-3025

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Hahn Fife & Company
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101-2193

Lending Club Corp
71 Stevenson St., Suite 300
San Francisco, CA 94105-2985

Loancare Inc.
PO Box 8068
Virginia Beach, VA 23450-8068

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

Los Angeles Division
255 E. Temple Street
Los Angeles, CA 90012-3332

LVNV Funding, LLC its successors and assigns
Assignee of OSI Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Navient PC Trust
c/o Navient Solutions, LLC.
PO Box 9640
Wilkes-Barre, PA 18773-9640

Navient
Attn: Claims Dept
PO Box 9500
Wilkes-Barr, PA 18773-9500

Neiman Realty, Inc.
14205 Collins St.
Sherman Oaks, CA 91401-4610

Prosper Marketplace Inc.
PO Box 396081
San Francisco, CA 94139-6081

Prosper Marketplace Inc.
c/o Weinstein & Riley, PS
2001 Western Avenue, Suite 400
Seattle, WA 98121-3132

SST/as serviding agent for Best Egg
Systems and Services Technologies Inc.
4315 Pickett Rd.
Saint Joseph, MO 64503-1600

SoFi Lending Corp
One Letterman De Bldg A, Suite 4700
San Francisco, CA 94129-1494

Sofi Lending Corp
375 Healdsburg Ave, Suite 280
Healdsburg, CA 95448-4151

Syncb/Toys 'R' Us
PO Box 965064
Orlando, FL 32896-5064

Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Wells Fargo Bank
PO Box 10438
Macf8235-02f
Des Moines, IA 50306-0438

Loancare Inc.
Attn: President
3637 Sentara Way
Virginia Beach, CA 23452

Loancare Inc.
c/o CT Corporation System,
Agent for Service of Process
4701 Cox Road, Suite 285
Glen Allen, VA 23060

Alert to business entities regarding mailings from VIRGINIA COUNCIL FOR CORPORATIONS or U.S. BUSINESS SERVICES is available from the Bulletin Archive link of Clerk's Office website.

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[Court Services](#)

[Additional Services](#)

FNF Servicing, Inc.

General

SCC ID: 02476356
Entity Type: Corporation
Jurisdiction of Formation: VA
Date of Formation/Registration: 10/17/1983
Status: Converted
Shares Authorized: 1000

Select an action

[File a registered agent change](#)
[File a registered office address change](#)
[Resign as registered agent](#)
[File an annual report](#)
[Pay annual registration fee](#)
[Order a certificate of good standing](#)
[View eFile transaction history](#)
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[New Search](#)

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Principal Office

3637 SENTARA WAY
VIRGINIA BEACH VA23452

Registered Agent/Registered Office

CT CORPORATION SYSTEM
4701 COX ROAD, SUITE 285
GLEN ALLEN VA 23060
HENRICO COUNTY 143
Status: Active
Effective Date: 10/4/2013

Screen ID: e1000

Need additional information? Contact scinfo@scs.virginia.gov Website questions? Contact: webmaster@scs.virginia.gov

We provide external links throughout our site.



PDF(,pdf) Reader



Excel(,xls) Viewer



PowerPoint(,ppt) Viewer



Word(,doc) Viewer

Build #: 1.0.0.31267

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**650 Town Center Drive, Suite 950
Costa Mesa, California 92626**

A true and correct copy of the foregoing document entitled (*specify*): Notice of Sale of Estate Property [13127 Union Avenue, No. 105, Hawthorne, California 90250]

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) March 29, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Christie Cronenweth cronenwethlaw@yahoo.com
Howard M Ehrenberg hehrenberg@sulmeyerlaw.com,
hehrenberg@ecf.inforuptcy.com;mviramontes@ecf.inforuptcy.com
David M Goodrich (TR) dgoodrich@wglp.com,
c143@ecfbis.com;dgoodrich11@ecf.epiqsystems.com;lroble@wglp.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) March 29, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

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Served by Overnight Delivery

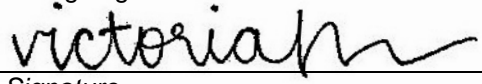
Honorable Robert N. Kwan
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1682 / Courtroom 1675
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

3/29/2018
Date

Victoria Rosales
Printed Name


Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.